

Fill in this information to identify your case:

Debtor 1	Robin Linus Lehner		
	First Name	Middle Name	Last Name
Debtor 2	Donya Tina Lehner		
(Spouse if, filing)	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	DISTRICT OF NEVADA		
Case number (if known)	22-14616-nmc		

☒ Check if this is an amended filing

Official Form 106Sum

Summary of Your Assets and Liabilities and Certain Statistical Information

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Fill out all of your schedules first; then complete the information on this form. If you are filing amended schedules after you file your original forms, you must fill out a new *Summary* and check the box at the top of this page.

Part 1: Summarize Your Assets

		Your assets Value of what you own
1. Schedule A/B: Property (Official Form 106A/B)		
1a. Copy line 55, Total real estate, from Schedule A/B.....	\$	0.00
1b. Copy line 62, Total personal property, from Schedule A/B.....	\$	5,157,708.69
1c. Copy line 63, Total of all property on Schedule A/B.....	\$	5,157,708.69

Part 2: Summarize Your Liabilities

		Your liabilities Amount you owe
2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 106D)		
2a. Copy the total you listed in Column A, <i>Amount of claim</i> , at the bottom of the last page of Part 1 of <i>Schedule D</i> ...	\$	1,700,000.00
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 106E/F)		
3a. Copy the total claims from Part 1 (priority unsecured claims) from line 6e of <i>Schedule E/F</i>	\$	19,499.67
3b. Copy the total claims from Part 2 (nonpriority unsecured claims) from line 6j of <i>Schedule E/F</i>	\$	25,640,744.33
Your total liabilities		\$ 27,360,244.00

Part 3: Summarize Your Income and Expenses

4. Schedule I: Your Income (Official Form 106I)		
Copy your combined monthly income from line 12 of <i>Schedule I</i>	\$	231,695.24
5. Schedule J: Your Expenses (Official Form 106J)		
Copy your monthly expenses from line 22c of <i>Schedule J</i>	\$	52,509.00

Part 4: Answer These Questions for Administrative and Statistical Records

6. **Are you filing for bankruptcy under Chapters 7, 11, or 13?**
- ☐ No. You have nothing to report on this part of the form. Check this box and submit this form to the court with your other schedules.
- ☒ Yes
7. **What kind of debt do you have?**
- ☐ **Your debts are primarily consumer debts.** *Consumer debts* are those "incurred by an individual primarily for a personal, family, or household purpose." 11 U.S.C. § 101(8). Fill out lines 8-9g for statistical purposes. 28 U.S.C. § 159.
- ☒ **Your debts are not primarily consumer debts.** You have nothing to report on this part of the form. *Check this box* and submit this form to

Debtor 1 **Robin Linus Lehner**Debtor 2 **Donya Tina Lehner**Case number (if known) **22-14616-nmc**

the court with your other schedules.

8. **From the *Statement of Your Current Monthly Income*:** Copy your total current monthly income from Official Form 122A-1 Line 11; **OR**, Form 122B Line 11; **OR**, Form 122C-1 Line 14.

\$ _____

9. **Copy the following special categories of claims from Part 4, line 6 of *Schedule E/F*:**

	Total claim
From Part 4 on <i>Schedule E/F</i>, copy the following:	
9a. Domestic support obligations (Copy line 6a.)	\$ _____
9b. Taxes and certain other debts you owe the government. (Copy line 6b.)	\$ _____
9c. Claims for death or personal injury while you were intoxicated. (Copy line 6c.)	\$ _____
9d. Student loans. (Copy line 6f.)	\$ _____
9e. Obligations arising out of a separation agreement or divorce that you did not report as priority claims. (Copy line 6g.)	\$ _____
9f. Debts to pension or profit-sharing plans, and other similar debts. (Copy line 6h.)	+\$ _____
9g. Total. Add lines 9a through 9f.	\$ _____

Fill in this information to identify your case and this filing:

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	First Name	Middle Name	Last Name
Debtor 2 (Spouse, if filing)	Donya Tina Lehner		
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the: <u>DISTRICT OF NEVADA</u>			
Case number	<u>22-14616-nmc</u>		

☒ Check if this is an amended filing

Official Form 106A/B

Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an Interest In**1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property?**

- ☒ No. Go to Part 2.
- ☐ Yes. Where is the property?

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on *Schedule G: Executory Contracts and Unexpired Leases*.

3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles

- ☐ No
- ☒ Yes

3.1 Make: **Rolls Royce**

Model: **Phantom**

Year: **2019**

Approximate mileage: **18,000**

Other information:

Lease with Putnam Leasing, commenced 10/20/20, 60 months @ \$4,995/month, with a purchase balloon of \$165,000; \$50,000 downpayment (debtor intends to reject)

Who has an interest in the property? Check one

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another

☐ Check if this is community property
(see instructions)

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?

Current value of the portion you own?

Unknown

Unknown

3.2 Make: **Mercedes Benz**

Model: **G63 AMG**

Year: **2019**

Approximate mileage: **34,000**

Other information:

Lease with Putnam Leasing, commenced 7/30/20, 36 months @ \$3,939.43/month, with a purchase option of \$60,000; \$25,000 down payment already made, VIN *7433 (debtor intends to assume)

Who has an interest in the property? Check one

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another

☐ Check if this is community property
(see instructions)

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?

Current value of the portion you own?

Unknown

Unknown

Debtor 1 **Robin Linus Lehner**
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4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories

Examples: Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories

☒ No

☐ Yes

5 Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for pages you have attached for Part 2. Write that number here.....=>

\$0.00

Part 3: Describe Your Personal and Household Items

Do you own or have any legal or equitable interest in any of the following items?

Current value of the portion you own?
Do not deduct secured claims or exemptions.

6. Household goods and furnishings

Examples: Major appliances, furniture, linens, china, kitchenware

☐ No

☒ Yes. Describe.....

Miscellaneous household goods; See Exhibit B for detail; value per appraisal.

\$9,790.00

7. Electronics

Examples: Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games

☐ No

☒ Yes. Describe.....

Miscellaneous electronics; See Exhibit B for detail; value per appraisal.

\$2,050.00

8. Collectibles of value

Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

☐ No

☒ Yes. Describe.....

12 Assorted Purses; value per appraisal.

\$1,300.00

Old hockey gear and memorabilia

Unknown

9. Equipment for sports and hobbies

Examples: Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

☐ No

☒ Yes. Describe.....

Misc. Hobby Equipment: Aquariums and equipment. See Exhibit B for detail; value per appraisal.

\$2,940.00

Coral reefs and miscellaneous equipment used for upkeep (to be utilized for RL Exotics).

Unknown

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Misc. Sport equipment: Telescope and Peloton Bicycle

\$745.00

10. Firearms

Examples: Pistols, rifles, shotguns, ammunition, and related equipment

- ☒ No
☐ Yes. Describe.....

11. Clothes

Examples: Everyday clothes, furs, leather coats, designer wear, shoes, accessories

- ☐ No
☒ Yes. Describe.....

Misc. used clothing and shoes

Unknown

12. Jewelry

Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver

- ☐ No
☒ Yes. Describe.....

Women's Rolex Watch (gift from husband)

Unknown

Wedding Ring

Unknown

Diamond nail bracelet (gift from husband)

Unknown

13. Non-farm animals

Examples: Dogs, cats, birds, horses

- ☐ No
☒ Yes. Describe.....

Three dogs

\$0.00

14. Any other personal and household items you did not already list, including any health aids you did not list

- ☒ No
☐ Yes. Give specific information.....

15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here

\$16,825.00

Part 4: Describe Your Financial Assets

Do you own or have any legal or equitable interest in any of the following?

Current value of the portion you own?
 Do not deduct secured claims or exemptions.

16. Cash

Examples: Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition

- ☒ No
☐ Yes.....

17. Deposits of money

Examples: Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.

- ☐ No

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☒ Yes.....

Institution name:

17.1. **Withholding from
paycheck**

**Deferred Compensation from VGK (\$100,000
as of Petition Date); Debtor has not received
yet**

\$100,000.00

17.2. **Checking**

**Bank Account - City National Bank, Account
No. *4123**

\$48,766.02

17.3. **Checking**

**Bank Account - City National Bank, Account
No. *3296**

\$498,958.80

17.4. **Withholding from
paycheck**

**Projected Player's share of VGK Escrow per
Collective Bargaining Agreement between
NHLPA and NHL, and accrued through the
Petition Date only; Debtor has not received
yet, and won't until end of season**

\$435,581.08

17.5. **Checking; Acct.
No. 5389**

**Swedeb Bank Account (Swedish Krona
78082,01 x US exchange rate of \$.095)**

\$7,417.79

18. Bonds, mutual funds, or publicly traded stocks

Examples: Bond funds, investment accounts with brokerage firms, money market accounts

☒ No

☐ Yes.....

Institution or issuer name:

19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture

☐ No

☒ Yes. Give specific information about them.....

Name of entity:

% of ownership:

**Westridge Property Management, LLC: owns
9501 Balatta Canyon Court, Las Vegas, NV
89144, Debtor's residence; property is worth
approximately \$3.25 million, but has a deed of
trust in favor of South River Capital, LLC in first
position in the amount of at least \$2.787 million,
which was due and payable in fully by 1/1/23**

100 %

\$3,250,000.00

**Lehner Enterprises, LLC: (I) per Agreement
dated October 22, 2020, Lehner Enterprises, LLC
transferred to Michael Lehner 100% of RL Solar,
LLC, which in turn, owns certain intellectual
property, and 100% of SolarCode Holdings, LLC,
which in turn, owes 100% of the membership
interests in SolarCode, LLC, SolarCode
Manufacturing, LLC, and SolarCode
Management, LLC, and 85% of Sunshine Alley,
LLC, but subject to a promissory note in the
amount of \$15.3 million and 50-50 profit share;
(II) owns business bank account at Bank of
America, Account No. *7984; (III) owns an
abandoned trademark for "SolarCode" USPTO
Serial No. 88914010 (SolarCode, LLC has a
current live trademark for the same as Serial No.
97138055)**

100 %

Unknown

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RL Exotics, LLC: operates reptile farm in Plato, Missouri; has business bank account at Bank of America, Account No. *0536; and Paypal account, Account No. *BQ4S	100	%	Unknown
42055 Dawn Road LLC: owns 42055 Dawn Road, Plato, Laclede County, Missouri 65552; property believed to be worth approximately \$800,000, but is encumbered by a mortgage in favor of Heritage Bank of the Ozarks that is now past due	100	%	\$800,000.00
IguanaLand, LLC: membership interest in reptile and avian zoo located at 33900 Bermont Rd, Punta Gorda, FL 33982	20	%	Unknown
Panda Branding, LLC: owns business bank account at Bank of America, Account No. *1933, and some intellectual property	100	%	Unknown
Premier Rats, LLC: potential interest (unknown); entity never did anything	100%	%	Unknown

20. **Government and corporate bonds and other negotiable and non-negotiable instruments**

Negotiable instruments include personal checks, cashiers' checks, promissory notes, and money orders.

Non-negotiable instruments are those you cannot transfer to someone by signing or delivering them.

☒ No

☐ Yes. Give specific information about them

Issuer name:

21. **Retirement or pension accounts**

Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans

☐ No

☒ Yes. List each account separately.

Type of account:

Institution name:

NHL Pension

Sun Life Financial, Account No. *1365

Unknown

22. **Security deposits and prepayments**

Your share of all unused deposits you have made so that you may continue service or use from a company

Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others

☒ No

☐ Yes.

Institution name or individual:

23. **Annuities** (A contract for a periodic payment of money to you, either for life or for a number of years)

☒ No

☐ Yes.....

Issuer name and description.

24. **Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.**

26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).

☒ No

☐ Yes.....

Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c):

25. **Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit**

☒ No

☐ Yes. Give specific information about them...

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26. Patents, copyrights, trademarks, trade secrets, and other intellectual property

Examples: Internet domain names, websites, proceeds from royalties and licensing agreements

- ☒ No
☐ Yes. Give specific information about them...

27. Licenses, franchises, and other general intangibles

Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses

- ☒ No
☐ Yes. Give specific information about them...

Money or property owed to you?

Current value of the portion you own?
 Do not deduct secured claims or exemptions.

28. Tax refunds owed to you

- ☐ No
☒ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....

TY 2022 anticipated refund (return not yet prepared)

Federal and state

Unknown

29. Family support

Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement

- ☒ No
☐ Yes. Give specific information.....

30. Other amounts someone owes you

Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else

- ☒ No
☐ Yes. Give specific information..

31. Interests in insurance policies

Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance

- ☒ No
☐ Yes. Name the insurance company of each policy and list its value.
 Company name:

Beneficiary:

Surrender or refund value:

32. Any interest in property that is due you from someone who has died

If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died.

- ☒ No
☐ Yes. Give specific information..

33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment

Examples: Accidents, employment disputes, insurance claims, or rights to sue

- ☐ No
☒ Yes. Describe each claim.....

Potential claim against Milos Andric - various causes of action

Unknown

Potential claim against Paul Croft - various causes of action

Unknown

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Potential claim against David Herrera - various causes of action

Unknown

Potential claims against Aliya Growth Fund

Unknown

Potential claim against SureSports - various causes of action

Unknown

34. **Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims**

- ☒ No
☐ Yes. Describe each claim.....

35. **Any financial assets you did not already list**

- ☒ No
☐ Yes. Give specific information..

36. **Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached for Part 4. Write that number here.....**

\$5,140,723.69

Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.

37. **Do you own or have any legal or equitable interest in any business-related property?**

- ☐ No. Go to Part 6.
☒ Yes. Go to line 38.

Current value of the portion you own?
 Do not deduct secured claims or exemptions.

38. **Accounts receivable or commissions you already earned**

- ☒ No
☐ Yes. Describe.....

39. **Office equipment, furnishings, and supplies**

Examples: Business-related computers, software, modems, printers, copiers, fax machines, rugs, telephones, desks, chairs, electronic devices

- ☐ No
☒ Yes. Describe.....

Miscellaneous office furniture; See Exhibit B for detail; value per appraisal.

\$160.00

40. **Machinery, fixtures, equipment, supplies you use in business, and tools of your trade**

- ☒ No
☐ Yes. Describe.....

41. **Inventory**

- ☒ No
☐ Yes. Describe.....

42. **Interests in partnerships or joint ventures**

- ☒ No
☐ Yes. Give specific information about them.....

Name of entity:

% of ownership:

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43. Customer lists, mailing lists, or other compilations

☒ No.

☐ Do your lists include personally identifiable information (as defined in 11 U.S.C. § 101(41A))?

☒ No

☐ Yes. Describe.....

44. Any business-related property you did not already list

☒ No

☐ Yes. Give specific information.....

45. Add the dollar value of all of your entries from Part 5, including any entries for pages you have attached for Part 5. Write that number here.....

\$160.00

Part 6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In.
 If you own or have an interest in farmland, list it in Part 1.

46. Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property?

☒ No. Go to Part 7.

☐ Yes. Go to line 47.

Part 7: Describe All Property You Own or Have an Interest in That You Did Not List Above

53. Do you have other property of any kind you did not already list?

Examples: Season tickets, country club membership

☐ No

☒ Yes. Give specific information.....

Rights under Agreement dated 10/22/20 by and between Lehner Enterprises, LLC, Robin Lehner, and Michael Lehner, including Promissory Note from Michael Lehner to pay \$15.3 million to Lehner Enterprises, LLC, and Robin Lehner to receive 50% of the net profits in both SolarCode Holdings, LLC, or its related entities, and Ecoboost USA, LLC, or its related entities, and also an equally diluted profits interest therein upon the sale or transfer of a membership interest therein to a third party. SolarCode group of companies have their own bank accounts at Bank of America, which are not listed herein.

Unknown

54. Add the dollar value of all of your entries from Part 7. Write that number here

\$0.00

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Part 8: List the Totals of Each Part of this Form

55. Part 1: Total real estate, line 2		\$0.00
56. Part 2: Total vehicles, line 5	\$0.00	
57. Part 3: Total personal and household items, line 15	\$16,825.00	
58. Part 4: Total financial assets, line 36	\$5,140,723.69	
59. Part 5: Total business-related property, line 45	\$160.00	
60. Part 6: Total farm- and fishing-related property, line 52	\$0.00	
61. Part 7: Total other property not listed, line 54	\$0.00	
	+	
62. Total personal property. Add lines 56 through 61...	\$5,157,708.69	Copy personal property total \$5,157,708.69
63. Total of all property on Schedule A/B. Add line 55 + line 62		\$5,157,708.69

Fill in this information to identify your case:

Debtor 1 **Robin Linus Lehner**
First Name Middle Name Last Name

Debtor 2 **Donya Tina Lehner**
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: DISTRICT OF NEVADA

Case number **22-14616-nmc**
(if known)

☒ Check if this is an amended filing

Official Form 106Dec

Declaration About an Individual Debtor's Schedules

12/15

If two married people are filing together, both are equally responsible for supplying correct information.

You must file this form whenever you file bankruptcy schedules or amended schedules. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

 Sign Below

Did you pay or agree to pay someone who is NOT an attorney to help you fill out bankruptcy forms?

☒ No

☐ Yes. Name of person _____ Attach Bankruptcy Petition Preparer's Notice, Declaration, and Signature (Official Form 119)

Under penalty of perjury, I declare that I have read the summary and schedules filed with this declaration and that they are true and correct.

X /s/ Robin Linus Lehner

Robin Linus Lehner
Signature of Debtor 1

Date May 15, 2023

X /s/ Donya Tina Lehner

Donya Tina Lehner
Signature of Debtor 2

Date May 15, 2023

EXHIBIT – B

This schedule contains the following Exhibits:

1. Exhibit B 6 – Household Goods and Furnishings
2. Exhibit B 7 – Electronics
3. Exhibit B 8 – Collectibles of Value
4. Exhibit B 9 – Sports and Hobby Equipment
5. Exhibit B 39 – Office Equipment, Furniture, and Supplies

EXHIBIT – B

B6: Household Goods and Furnishings

1. GRAY SECTIONAL SOFA	\$475.00
2. GRAY OAK 4-DRAWER CHEST	\$40.00
3. (4) BAR STOOLS	\$180.00
4. (2) BAR STOOLS	\$50.00
5. LARGE ROUND COCKTAIL TABLE	\$175.00
7. 10' DARK WOOD CREDENZA CABINET	\$450.00
8. ASSORTED HOLIDAY DECORATIONS	\$200.00
10. ROUND UPHOLSTERED CHAIR	\$50.00
11. SMALL ROUND END TABLE	\$30.00
12. NESPRESSO MACHINE	\$60.00
13. ELITE GOURMET TOASTER	\$20.00
14. KITCHEN MISCELLANEOUS (POTS, PANS, DISHES, UTENSILS, ETC)	\$250.00
15. 12' DINING TABLE & (10) UPHOLSTERED CHAIRS	\$1,200.00
16. 8' GRAY OAK BUFFET CABINET	\$375.00
17. VACUUM CLEANER	\$40.00
18. ASSORTED SMALL DECORATOR ITEMS	\$150.00
19. BLUE SECTIONAL SOFA	\$375.00
20. COCKTAIL TABLE	\$75.00
21. TEA CART	\$50.00
22. ASSORTED HOLIDAY DECORATIONS	\$275.00
23. ROUND MAHOGANY LAMP TABLE	\$100.00
24. BOOKCASE	\$70.00
25. (2) BLUE UPHOLSTERED BENCHES	\$100.00
33. ASSORTED CHRISTMAS DECORATIONS	\$150.00
34. (4) VASES	\$40.00
36. (3) LARGE DECORATOR MIRRORS	\$600.00
37. KING SIZE BED	\$250.00
38. (2) NIGHTSTANDS	\$110.00
39. PR OF LAMPS	\$45.00
40. PR OF WINGBACK CHAIRS	\$90.00
42. 8-DRAWER DRESSER	\$350.00
46. SQUARE OTTOMAN	\$25.00
47. ROUND OTTOMAN	\$25.00
48. (2) TWIN BEDS	\$200.00
49. NIGHTSTAND	\$40.00
50. 10-DRAWER DRESSER	\$100.00
52. QUEEN BED	\$150.00
54. (2) NIGHTSTANDS	\$90.00
55. PR OF LAMPS	\$25.00
56. SIDE CHAIR	\$15.00
57. 6-DRAWER DRESSER	\$125.00
58. (2) 6-DRAWER CHESTS	\$220.00
59. QUEEN BED	\$150.00
60. (2) NIGHTSTANDS	\$100.00
61. PR OF LAMPS	\$60.00
63. UNSIGNED ABSTRACT PRINT	\$50.00
64. QUEEN BED	\$150.00
66. 8-DRAWER DRESSER	\$350.00
67. PR OF NIGHTSTANDS	\$110.00

68. PR OF LAMPS	\$50.00
69. LG WASHER & DRYER	\$420.00
70. WOVEN VINYL PATIO TABLE & (4) CHAIRS	\$160.00
71. PR OF WOVEN VINYL LOUNGE SOFAS	\$200.00
72. WOVEN BAMBOO SOFA, (2) CHAIRS & COCKTAIL TABLE	\$550.00
	\$9,790.00

B7: Electronics

6. 80" SONY TV	\$450.00
26. 65" SAMSUNG TV	\$225.00
41. 80" SONY TV	\$425.00
51. 65" SAMSUNG TV	\$225.00
53. 65" SAMSUNG TV	\$225.00
62. 65" SAMSUNG TV	\$225.00
65. 70" SAMSUNG TV	\$275.00
	\$2,050.00

B8: Collectibles of Value

45. (12) ASSORTED PURSES	\$1,300.00
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B9: Sports and Hobby Equipment

9. TELESCOPE	\$70.00
29. LARGE AQUARIUM	\$350.00
30. LADDER	\$20.00
32. (7) LARGE AQUARIUMS	\$2,500.00
31. 6' LADDER	\$30.00
35. (2) LADDERS	\$40.00
43. PELOTON BICYCLE	\$675.00
	\$3,685.00

B39: Office Equipment, Furniture, and Supplies

27. EXECUTIVE CHAIR	\$40.00
28. (2) HP MULTI-MACHINE PRINTERS	\$120.00
	\$160.00

APPRAISAL REPORT

Prepared For:

Matthew C. Zirzow, Esquire
Re: Robin Lehner
850 East Bonneville Avenue
Las Vegas, Nevada 89101

Prepared By:

Daniel C. Watson
2531 Woodson Avenue
Henderson, Nevada. 89052

Member: Certified Appraisers Guild of America

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Summary

On December 30, 2022 I personally inspected the listed personal property at 9501 Balatta Canyon Court Las Vegas, Nevada 89144. This was done at the request of Matthew C. Zirzow, Esquire.

Value

Fair Market Value

The fair market replacement value for the personal property is:

\$16,985.00

This is not the appraisal report. The appraisal report must be read in its entirety.

Condition of Appraisal

The value stated in this report is based on the best judgment of the appraiser given the facts and conditions available at the date of the valuation.

The use of this report is limited to the purpose of determining the value of the personal property for bankruptcy liquidation purposes. This report is to be used in its entirety only.

Any additional research or testimony required by the client or the court will be billed at the current rates.

Disclosure of the contents of this report is governed by the Standards and Practices of the Certified Appraisers Guild of America.

Certification of Report

It should be noted that Daniel C. Watson is a disinterested party in this matter. No prohibited fee was assessed for this report.

Daniel C. Watson has successfully completed the personal property appraiser certification program with the Certified Appraisers Guild of America and is a member in good standing. This report was prepared in accordance with the Standards and Practices of the Certified Appraiser Guild of America, which has review authority of this report.

Daniel C. Watson has personally examined the subject property inventory list. The statements of fact contained in this report are true and correct to the best knowledge and belief of the appraiser.

Daniel C. Watson owned Las Vegas Auction, Inc. from 1974 to April 2008 and Nellis Auction from December 2010 to November 2012 and has varied experience as an auctioneer since 1975 and as an appraiser since 1976. Mr. Watson currently is an independent auctioneer and appraiser.

Daniel C. Watson CAGA
Tax ID 527-78-3329

Purpose of the Report

The purpose of this report is to determine Fair Market Value for bankruptcy liquidation purposes.

Method of Valuation

The method of valuation for this report is Fair Market Value based on comparable items sold at Nellis Auction and other local auction houses in the last two years, internet sales and the use of on line advertisement prices.

Definition of Value

Fair Market Value

Under the United States Treasury regulation 1.170-1© Fair Market Value is defined as:

The price at which the property would change hands between a willing buyer and a willing seller, neither being under compulsion to buy or sell and both having reasonable knowledge of relevant facts.

Basis of Appraisal

Valuation Date

The date of valuation for determining value is December 30, 2022.

Limitations of Property

There were no limitations on use or disposition of this property.

Description

See attached list – Attachment “A”

Factors Affecting Value

Marketability

This merchandise is the type of items that would have a large group of potential buyers.

Condition

The general condition of this inventory is good.

Analysis

This merchandise is in good condition and would sell to a large group of potential bidders. The following listed prices are based on comparison to similar items sold by Nellis Auction and other local auction houses within the last two years, on line advertisements and also the use of price guides.

Appraiser Qualifications

Daniel C. Watson, CAGA
2531 Woodson Avenue
Henderson, Nevada 89052

Education

Graduate Personal Property Appraiser

Personal property appraiser education program
December 2009

Certified Appraisers Guild of America

Personal property appraiser certification program
February 1994

Authorized Nevada Motor Vehicle Dealer

1995-2008

Missouri Auction School

Auctioneer
January 1978

Northern Arizona University

Flagstaff, Arizona
B. S. Biochemistry
May 1971

Work Experience

Auctioneer and Appraiser

Forty-eight years as an Auctioneer selling a variety of furniture, antiques, jewelry, collectibles, art, restaurant equipment, medical equipment, tools, store inventories, firearms, electronics, boats, aircraft, vehicles and heavy equipment in the Las Vegas area. We sold U. S. Bankruptcy Liquidations, Clark County Public Administrator Estate and bank foreclosure auctions.

Attachment "A"

9501 Balatta Canyon Court:**Den & Kitchen:**

1. GRAY SECTIONAL SOFA.....	\$475.00
2. GRAY OAK 4-DRAWER CHEST	40.00
3. (4) BAR STOOLS	180.00
4. (2) BAR STOOLS	50.00
5. LARGE ROUND COCKTAIL TABLE.....	175.00
6. 80" SONY TV	450.00
7. 10' DARK WOOD CREDENZA CABINET	450.00
8. ASSORTED HOLIDAY DECORATIONS	200.00
9. TELESCOPE	70.00
10. ROUND UPHOLSTERED CHAIR	50.00
11. SMALL ROUND END TABLE.....	30.00
12. NESPRESSO MACHINE	60.00
13. ELITE GOURMET TOASTER.....	20.00
14. KITCHEN MISCELLANEOUS (POTS, PANS, DISHES, UTENSILS, ETC.)	250.00

Living Room & Dining Area:

15. 12' DINING TABLE & (10) UPHOLSTERED CHAIRS	1,200.00
16. 8' GRAY OAK BUFFET CABINET	375.00
17. VACUUM CLEANER	40.00
18. ASSORTED SMALL DECORATOR ITEMS	150.00
19. BLUE SECTIONAL SOFA	375.00
20. COCKTAIL TABLE	75.00
21. TEA CART.....	50.00
22. ASSORTED HOLIDAY DECORATIONS	275.00
23. ROUND MAHOGANY LAMP TABLE.....	100.00

Attachment "A" Continued**Toy Room:**

24. BOOKCASE.....	70.00
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25. (2) BLUE UPHOLSTERED BENCHES.....100.00

26. 65" SAMSUNG TV.....225.00

Office & Aquarium Room:

27. EXECUTIVE CHAIR40.00

28. (2) HP MULTI-MACHINE PRINTERS120.00

29. LARGE AQUARIUM.....350.00

30. LADDER.....20.00

31. 6' LADDER.....30.00

32. (7) LARGE AQUARIUMS2,500.00

Stairs & Hallway:

33. ASSORTED CHRISTMAS DECORATIONS150.00

34. (4) VASES40.00

35. (2) LADDERS40.00

36. (3) LARGE DECORATOR MIRRORS600.00

Master Bedroom:

37. KING SIZE BED.....250.00

38. (2) NIGHTSTANDS.....110.00

39. PR OF LAMPS45.00

40. PR OF WINGBACK CHAIRS.....90.00

41. 80" SONY TV425.00

42. 8-DRAWER DRESSER350.00

43. PELOTON BICYCLE.....675.00

44. USED CLOTHING NO COMMERCIAL RESALE VALUE

45. (12) ASSORTED PURSES1,300.00

46. SQUARE OTTOMAN25.00

Attachment "A" Continued

47. ROUND OTTOMAN25.00

Bedroom 2:

48. (2) TWIN BEDS	200.00
49. NIGHTSTAND	40.00
50. 10-DRAWER DRESSER	100.00
51. 65" SAMSUNG TV.....	225.00

Bedroom 3:

52. QUEEN BED.....	150.00
53. 65" SAMSUNG TV.....	225.00
54. (2) NIGHTSTANDS.....	90.00
55. PR OF LAMPS	25.00
56. SIDE CHAIR.....	15.00
57. 6-DRAWER DRESSER	125.00

Bedroom 4:

58. (2) 6-DRAWER CHESTS	220.00
59. QUEEN BED.....	150.00
60. (2) NIGHTSTANDS.....	100.00
61. PR OF LAMPS	60.00
62. 65" SAMSUNG TV.....	225.00
63. UNSIGNED ABSTRACT PRINT.....	50.00

Bedroom 5:

64. QUEEN BED.....	150.00
65. 70" SAMSUNG TV.....	275.00
66. 8-DRAWER DRESSER	350.00
67. PR OF NIGHTSTANDS	110.00
68. PR OF LAMPS	50.00

Attachment "A" Continued**Laundry Room:**

69. LG WASHER & DRYER	420.00
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Patio:

70. WOVEN VINYL PATIO TABLE & (4) CHAIRS	160.00
71. PR OF WOVEN VINYL LOUNGE SOFAS	200.00
72. WOVEN BAMBOO SOFA, (2) CHAIRS & COCKTAIL TABLE.....	550.00
Total	\$16,985.00

Billing Statement

December 30, 2022

Matthew C. Zirzow, Esquire
Re: Robin Lehner
859 East Bonneville Avenue
Las Vegas, Nevada 89101

RE: Personal Property Appraisal /

4.4 hour @ \$75.00 per hour=\$330.00

APPRAISAL FEE \$330.00

PLEASE REMIT TO: Daniel C. Watson
2531 Woodson Avenue
Henderson, Nevada 89052

Thank you!